

Michigan's Land, Michigan's Future

*Final Report of the
Michigan Land Use Leadership Council*

*Presentation by:
Public Sector Consultants*

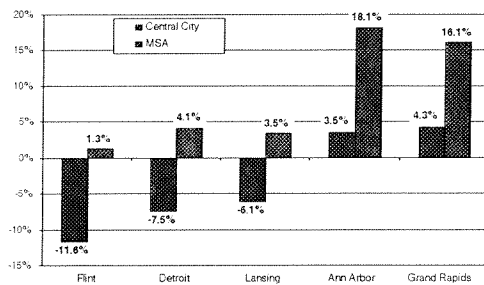
Creation of Council

- Created by Governor Granholm through executive order, supported by Senate and House majority and minority leaders
- 26 voting members appointed, representing broad, diverse interests
- 6 state department directors as nonvoting participants

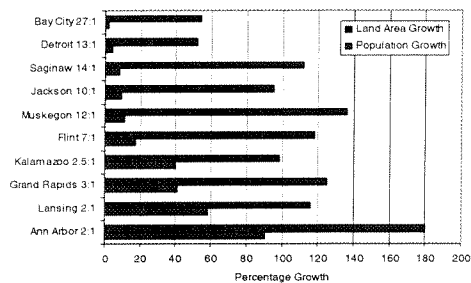
Charge to the Council

- Identify trends, causes, and consequences of unmanaged growth and development
- Provide recommendations to the governor and legislature designed to:
 - Minimize negative impacts of current land use trends
 - Promote revitalization and reinvestment in cities
 - Foster intergovernmental and private sector cooperation
 - Identify growth and development opportunities
 - Protect natural resources including farmland and open space
 - Better manage public infrastructure investments

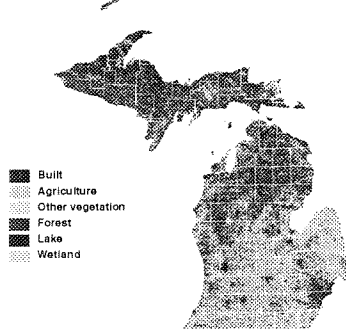
Michigan's Largest Cities: 1990 – 2000 MSA vs. City Population



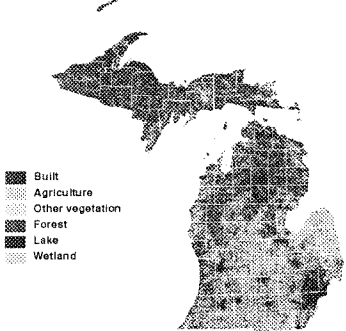
MSA Land Development to Population Growth Ratios: 1960 –1990



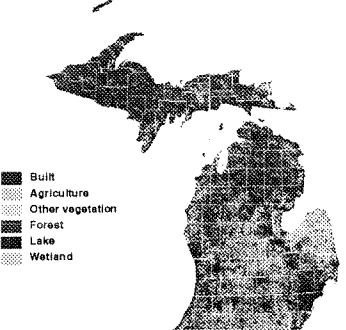
Michigan Land Use, 1980



Michigan Land Use Projections, 2020



Michigan Land Use Projections, 2040



Results: Future Trends

Land Use Change in Michigan, 1980–2040 (Millions of Acres)

Class	1980	2040	Change	%
Agriculture	11.0	9.1	- 1.9	-17
Built	2.3	6.4	+ 4.1	+178
Forestland	18.23	16.9	- 1.3	-8
Other Vegetation/ Open Space	2.93	2.2	- 0.7	-24
Wetland	1.83	1.37	- 0.2	-10

More Data

- Michigan's land-based industries—agriculture, forestry, mining, tourism and recreation—contribute \$63 billion (30%) to the state's economy.
- Land use change is a significant issue that could have a profound impact on these industries in the future.
- Land-based industries contribute to our scenic landscape and quality of life.
- Polls show that citizens care about land use change: **72% are concerned about loss of agricultural land**
65% believe that loss of forests is a serious problem

Michigan Cities Rebuilding?

- In its 2002 research, the MEDC found that only eight counties increased their population of 25–34-year-olds.
 - In four counties, the increase can be attributed to correctional facilities
 - The remaining four—Benzie, Cheboygan, Livingston, and Monroe—experienced a “true” increase in that age cohort

Four Areas of Focus

- Infrastructure and community services
- Land resource-based industries
- Planning and development
- Revitalization of urban areas

10 Principles* That Guided the Council

1. Create a range of housing opportunities and choices
2. Create walkable neighborhoods
3. Encourage community and stakeholder collaboration
4. Foster distinctive, attractive communities with a strong sense of place
5. Make development decisions predictable, fair, and cost-effective

*Adapted from the Smart Growth Network's Principles of Smart Growth

10 Principles That Guided the Council (continued)

6. Mix land uses
7. Preserve open space, farmland, natural beauty, and critical environmental areas
8. Provide a variety of transportation choices
9. Strengthen and direct development towards existing communities
10. Take advantage of compact development design

Executive Actions

- E. D. requiring state facilities to be located in urban areas
- E. D. requiring “context-sensitive design” in road development projects
- Michigan Agricultural Preservation Fund adopts final criteria for grants for farmland preservation
- MDEQ preparing report on the impact of its policies on landuse patterns
- E. O. transferring authority over tax-reverted properties to Department of Treasury

Legislative Actions— Intergovernmental Cooperation

- PA 226 of 2003 and PA 405 of 2004 allow two or more local units of government to form joint planning commissions and provide that all uses need not be provided in each jurisdiction
- PA 209 of 2003 allows for joint redevelopment efforts
- PA 521 allows two or more DDAs to have one board overseeing recommendations
- PA 517 of 2004 allows establishment of watershed alliances

Legislative Actions—Creative Development

- PA 227–229 of 2003 provide that open space in a PUD need not be contiguous to development
- PA577–579 of 2004 provide for contract zoning

Legislative Action—Resource-Based Industries

- PA 125 of 2004 requires DNR to adopt sustainable forestry principles
- PA525 of 2004 streamlines platting provisions of Land Division Act

Legislative Action—Urban Revitalization

- PA 252–253 of 2003 redirect Clean Michigan fund to brownfield redevelopment
- PA 258–263 of 2003 create State Land Bank Authority and empower local units of government to clear title on abandoned properties
- PA 316–321 of 2003 provide new tools to cities to fight blight
- PA 530 of 2004 allows cities to create TIFAs for historic districts
- PA196 of 2004 permits DDAs to create downtown “hotspots”
- PA 479–480 of 2004 create Michigan Housing and Community Development Program
- PA 201 of 2004 creates the Jasmine Miles Schoolchildren Safety Act

Issues for the Legislature to Address

- School siting
- Agricultural preservation areas
- Increased density in developed areas
- Rationalizing boundaries and clarifying responsibilities of regional planning commissions
- Standardizing zoning laws
- Commerce centers
- Smart housing zoning codes
- State sanitary code

Complete report available at
www.michiganlanduse.org

**“The 37 million acres that are
Michigan is all the Michigan we
will ever have ...”**

*Michigan Governor and
Land Use Leadership Council Co-chair
William Milliken*
